

IN MANY CITIES

25,826 Structures Are Projected, to Cost \$72,397,168.

INCREASED PRICE OF MATERIALS IGNORED

Gain of 26 Per Cent in Last Eight Months Over 1915.

As the season lengthens building operations continue to give a good account of themselves. Although the actual construction work has been very active in recent months, a large amount of new business keeps coming into view. August makes a creditable showing. The official reports of building permits issued in 112 of the principal cities of the United States, as received by the "American Contractor," New York, total \$72,397,168, as compared with \$71,449,039 for August last year, an increase of \$948,129, or 1 per cent.

This is on its face a very modest increase. But there are two considerations which make it specially gratifying. One is that the splendid business of a year ago is maintained in spite of increased costs of construction. This shows that in what is more than the normal construction work the increased cost of materials can be and has been ignored. The other consideration is that New York City, which showed a great gain of permit issuances during July, because of the impending restriction law, did not in that remarkable spurt of business encroach heavily on the future. There is for the city a shrinkage as compared with a year ago, but the surprise is that under the circumstances the shrinkage is not greater.

A majority of the cities included in the statement below show gains of out of 112 cities, the volume of business over a year ago. It is also worthy of note that the number of buildings in the statement show a decided gain, the total buildings being 25,826, as compared with 25,067 for August last year, an increase of 12 per cent. Details are as follows:

City.	1916	1915
Akron, Ohio.....	\$2,402,642	\$4,909,010
Albany, N. Y.....	880,555	349,745
Allentown, Penn.....	245,035	208,585
Altoona, Pa.....	120,217	114,993
Atlanta, Ga.....	323,690	372,175
Auburn, N. Y.....	75,800	21,824
Baltimore, Md.....	946,406	447,927
Bayonne, N. J.....	118,570	134,900
Berkeley, Cal.....	198,812	278,817
Birmingham, Ala.....	248,741	137,615
Boston and vic.....	5,397,000	5,432,000
Bridgeport, Conn.....	445,304	842,730
Brockton, Mass.....	149,812	142,043
Canton, Ohio.....	293,605	115,125
Cedar Rapids, Ia.....	117,000	125,000
Chicago, Ill.....	5,825,000	5,845,475
Cincinnati, Ohio.....	2,732,445	1,987,520
Colorado Springs.....	30,981	6,975
Columbus, Ohio.....	548,720	544,895
Dallas, Texas.....	310,439	455,127
Davenport, Ia.....	190,350	182,708
Dayton, Ohio.....	500,775	403,890
Des Moines, Ia.....	139,183	151,500
Detroit, Mich.....	4,390,425	3,217,590
Dubuque, Ia.....	106,550	71,655
Duluth, Minn.....	259,759	202,501
East Orange, N. J.....	49,618	83,668
Evansville, Ind.....	131,339	272,990
Flt. Wayne, Ind.....	129,596	101,460
Fort Worth, Tex.....	333,707	127,265
Grand Rapids.....	398,644	281,765
Harrisburg, Penn.....	107,749	29,125
Hartford, Conn.....	148,190	528,934
Haverhill, Mass.....	108,100	137,811
Holbrook, N. J.....	95,223	21,565
Holyoke, Mass.....	41,700	88,775
Huntington, W. Va.....	127,569	83,368
Indianapolis, Ind.....	1,018,995	470,432
Jacksonville, Fla.....	108,735	40,505
Kansas City.....	1,428,249	80,863
Lansing, City, Mo.....	1,211,225	725,800
Lawrence, Mass.....	68,200	126,244
Lincoln, Neb.....	266,139	133,015
Los Angeles, Cal.....	1,037,329	1,001,930
Manchester, N. H.....	149,812	206,765
Marquette, Tenn.....	281,765	73,295
Memphis, Tenn.....	705,716	1,132,511
Minneapolis, Minn.....	1,408,285	1,001,071
Montgomery, Ala.....	26,640	61,825
New Bedford, Mass.....	564,901	565,441
New Bedford, Mass.....	111,240	197,260
New Haven, Conn.....	883,705	440,274
New Orleans, La.....	144,445	248,708
New York City.....	9,352,355	14,750,928
Orlando, Fla.....	1,018,995	7,960,328
Portland, Me.....	1,074,188	1,620,725
Rochester, N. Y.....	2,159,419	3,511,905

Board of Standards to Hold Hearings on October 3

First Number of Bulletin of Its Proceedings Published.

A number of hearings will be held at 2:30 o'clock on Tuesday, October 3, by the Board of Standards and Appeals in Room 1124, Municipal Building. These hearings are public, and it is hoped that all persons interested in the matters to be acted upon will attend.

One of the most important discussions will be in relation to proposed Rule 4. The rule defines the placement and construction of fire escapes on buildings of five stories erected prior to October 1, 1913, as to furnishing safe and adequate means of escape; also, as to fire escapes on buildings of five or less stories on buildings of six, seven, eight and nine stories built prior to October 1, 1913. The rule reads: "Fire escapes will not be accepted as a required means of exit in buildings more than nine stories in height.

"Fire escapes serving as required means of exit shall be kept free from snow, ice and all obstructions. They shall be maintained structurally safe and kept well painted.

"If there be safe escape from the roof to an adjoining or nearby structure, the fire escapes shall be continued to the roof.

The first number of the Bulletin of the Board of Standards and Appeals has been issued. The board is required to publish by law. Its announcement regarding this little official organ is as follows: "It is the desire of the board to keep the public informed as fully and promptly as possible of all rules adopted, and all other actions in which the public has an interest. It has been decided to issue the Bulletin weekly. Each issue

TO DISCUSS MANY REALTY PROBLEMS

Programme of Convention of State Association Arranged.

SENATOR MILLS TO PRESIDE AT SESSION

Novel Features of Meetings at Long Beach from October 19 to 21.

The annual convention of the Real Estate Association of the state will open at 10 o'clock on Thursday, October 19, at Long Beach. The morning will be devoted to reports of officers and business. At 1 o'clock there will be a luncheon round table discussion on proposed state regulation of real estate brokerage. The afternoon session, which will be called at 2:15 o'clock, will be given over to taxation problems. Senator Ogden L. Mills presiding. A real shore dinner will hold the centre of the stage at 6:30 o'clock, with a concert and dance following for the evening.

City.	1916	1915
Bor. of Queens.....	1,251,871	1,415,061
Bor. of Richmond.....	1,096,729	1,643,318
Niagara Falls, N. Y.....	167,265	148,373
Norfolk, Va.....	70,504	75,432
Oakland, Cal.....	416,810	506,641
Oklahoma City, Okla.....	28,970	28,970
Omaha, Neb.....	652,835	350,610
Pasadena, Cal.....	263,705	104,057
Passaic, N. J.....	132,650	137,826
Paterson, N. J.....	199,353	182,946
Peoria, Ill.....	431,300	314,810
Philadelphia, Pa.....	4,472,130	3,903,425
Pittsburgh.....	1,442,467	740,265
Portland, Ore.....	497,885	728,570
Pueblo, Colo.....	30,945	34,740
Quincy, Mass.....	101,499	114,430
Reading, Penn.....	112,500	151,150
Richmond, Va.....	359,566	197,019
Rochester, N. Y.....	557,730	772,174
Sacramento, Cal.....	252,630	429,853
Saginaw, Mich.....	72,350	212,805
St. Louis, Mo.....	292,828	215,200
San Diego, Cal.....	71,763	62,770
San Francisco.....	993,020	970,000
San Jose, Cal.....	24,997	34,333
Savannah, Ga.....	36,530	42,005
Scranton, Pa.....	155,117	88,779
Seattle, Wash.....	668,764	454,490
Sioux City, Iowa.....	186,475	258,475
South Bend, Ind.....	131,097	119,716
Springfield, Ill.....	183,470	109,600
Springfield, Mass.....	370,165	400,095
St. Joseph, Mo.....	65,995	103,428
St. Louis, Mo.....	1,192,293	1,025,444
St. Paul, Minn.....	427,469	395,352
St. Peter, Minn.....	66,390	116,335
Stockton, Cal.....	250,940	111,365
Tacoma, Wash.....	180,475	54,378
Tampa, Fla.....	118,135	103,019
Terre Haute, Ind.....	120,455	32,352
Toledo, Ohio.....	1,348,197	747,083
Toledo, Kan.....	152,018	66,719
Trenton, N. J.....	227,992	258,029
Troy, N. Y.....	414,700	308,019
Waco, Tex.....	125,509	295,885
Washington, D. C.....	1,192,778	742,773
Wichita, Kan.....	64,314	55,092
Wilmington, Del.....	188,411	134,368
Winchester, N. H.....	36,245	30,475
Worcester, Mass.....	183,633	534,528
Youngstown, Ohio.....	293,500	154,815

SPECULATIVE BUILDERS AT MANHATTAN BEACH

Many Houses Erected by P. J. Gallagher and A. F. Cassidy.

Many of the fine modern homes erected at Manhattan Beach have been built up by speculative builders. Paul J. Gallagher, Inc., has built houses totaling in value upward of \$200,000, exclusive of land values. Another of the firms that have been successful in the speculative building business is the firm of P. J. Gallagher and A. F. Cassidy. They have built thirteen houses already and are engaged in further construction.

Among the structures he has built here are the Vernon house, at Oriental boulevard and Hastings st.; the Brantley house, at Oriental boulevard and Exeter st.; the house of J. Horton Fall, on Exeter st., and the home of Mrs. Arthur Beck, at Exeter st. and Hampton st.

Some of the most elaborate homes in greater New York have been built at Manhattan Beach. The most popular is the semi-detached type of nine rooms. This type of home of stucco construction, with Spanish roof, a living room, dining room, library, kitchen, pantry, a maid's room and four bedrooms with sleeping porches on the second floor.

SERVICE STATION FOR WESTINGHOUSE CO.

To Pay Rental of \$150,000 for 36th Street Building.

Loton H. Slawson Company has leased for the Crystal Spring Water Company the four-story building at 36th street and 10th ave. and 36th st., 74x100 feet, to the Westinghouse Electric Company for a term of years, at an aggregate rental of \$150,000. The building has been altered to become a service station for the Westinghouse Electric Company and manufacturing plant, the use of the building for the purpose of the Westinghouse Electric Company, at 36th street and 10th ave. The statements made by the petitioner or appellant or the conditions of the approval by either board will be incorporated in the resolution granting the approval. Officials who are charged with the enforcement of all rules, ordinances and rules relating to buildings in the City of New York will be guided by such approvals, and before granting permit or taking any other affirmative action must see that there are no misstatements as to facts and that the conditions of the approval are observed.

"Any misstatement of essential information will nullify the action of the respective boards and must necessitate a new application. It is the desire of the board to keep the public informed as fully and promptly as possible of all rules adopted, and all other actions in which the public has an interest. It has been decided to issue the Bulletin weekly. Each issue

THE LATEST STORE RENTALS

Lessees for Many Centrally Located Places Reported.

The Cross & Brown Company has leased for Felix Laman to the Sydney R. Bowman Automobile Company, agents for the Oakland cars, the corner store at the northeast corner of Broadway and 42d st.

St. Louis has been leased for William A. Martin the store 59 West 125th st. to George A. Appleton.

Goodale, Perry & Dwight have leased the entire building at 124 East 24th st. to Louis Alcantara, and the entire building at 51 West 12th st. to Edward Fields Sanford, Jr.

Vasa K. Bracher has leased for Samuel Untermyer the entire building at 84 Broad st. to John N. and Theodore N. Paulsen, manufacturers of the famous Mignon cigarettes.

Pease & Elliman have renewed the lease of S. Swidler at 262 Lexington av.

Louis Schrag has leased for the Equitable Life Assurance Society the store at 435 6th av. to Alexander Grant; for Alexander Rickard the store at 44 East 30th st. to William Vorhaus; for the estate of William M. Leslie the store and basement at 24th st. at 28th av. to Dipino & Bro.

The Charles F. Boyes Company has leased the store and basement at 541-547 Pearl st. for Eberhard Faber to the C. M. Envelope Company, at an estimated rental of about \$16,000; this lease completes the renting of the Faber Building; also leased the store and basement at 529 Water st. to John Fenicks and Floyd W. Wright.

The Cross & Brown Company has leased part of the store floor at the northeast corner of Broadway and 60th st. to M. Birgins for the estate of Charles F. Hoffman.

HOW TO GAUGE REAL EST. VALUES

Methods Used in Determining Full Market Worth of Property.

How to determine the full value of taxable real estate is a question continually asked the leading appraisers. What the State Tax Department considers the full value of real estate is the value at the sum at which it will sell under ordinary circumstances.

"Neither of these tests specify 'market value,' a term often misapplied by assessors, but the courts have held that both statements mean the same thing. The market value of a property is what it would bring if sold at once, and therefore has no market value. A certain dwelling on 2d av. was recently judged by the State Tax Department to be worth \$100,000. The owner, however, was willing to sell for \$75,000. The State Tax Department, however, was not satisfied with the offer, and the owner was forced to sell for \$100,000. The State Tax Department, however, was not satisfied with the offer, and the owner was forced to sell for \$100,000.

A \$350,000 RENTAL IN NASSAU STREET

Automat Proprietors to Pay That Sum for Store and Basement.

A rental of \$350,000 for a term of twenty-one years will be paid by Horn & Hardart, owners of the automat restaurants in this city and Philadelphia, for the use of the entire southerly part of the ground floor, in addition to a large basement in the Sun Building, at the southeast corner of Spruce and Nassau sts. The lease was negotiated by Pease & Elliman, through Pease & Elliman, recently signed in many leases, having taken at an aggregate rental of over \$1,000,000 large space in the property at the southeast corner of Broadway and 42d st., also 31-2 Park row, opposite the General Postoffice, Broadway, south-east corner of Houston st., and in the Mercantile Building, at the southwest corner of Fourth av. and 23d st.

FRANK S. WASHBURN BUYS

Gets \$125,000 Gwathmey Place, at Ryer-Sound.

Kenneth Ives & Co. have sold for J. Temple Gwathmey his short front lot, 60x100 ft., at Ryer-Sound, containing 618 acres. Large residence, garage, cottage, etc., to Frank S. Washburn, president of the American Cyanamid Company. The property adjoins the estates of Erickson N. Nichols, Waldron Williams and Mrs. J. M. Sherman. It was held at \$125,000.

Rents House from Plans.

J. B. English has leased from the plans for John T. Fenlon to E. M. Horn 135 West 49th st. The five-story studio apartment building, which will be ready for occupancy about September 10.

Rents House Owned by Church.

The Brick Presbyterian Church has rented through the Houghton Company the dwelling at 142 West 86th st. to Dr. George E. Slattery.

Marble Hill Transaction.

A. N. Gitterman has sold to M. C. Schaefer, 31 Marble Hill Avenue, a plot of 300 feet for the Marble Hill Real Estate Company, which disposed of another parcel on Marble Hill Avenue recently through the same broker. The size of this plot and its surroundings insures its permanent light and air, and the statements made by the petitioner or appellant or the conditions of the approval by either board will be incorporated in the resolution granting the approval. Officials who are charged with the enforcement of all rules, ordinances and rules relating to buildings in the City of New York will be guided by such approvals, and before granting permit or taking any other affirmative action must see that there are no misstatements as to facts and that the conditions of the approval are observed.

WATER SCHEME AROUSES OWNERS

Majority of Realty Representatives at Conference Against the Plan.

REAL ESTATE BOARD STATES OWNERS' CASE

Says Disgruntled Tenant Could Affect Landlord by Wasting Water.

The meeting of the Deputy Commissioner of the Department of Water Supply, Gas and Electricity with representatives of the various city civic organizations recently was of more than ordinary importance.

In pursuance of the authority vested in the Water Commissioner under Chapter 602 of the Laws of 1916, he is preparing plans for the extension of the water meter system to every building in the city.

The Real Estate Board of New York opposed such extension and requested that any definite action in this matter be postponed in order that the next Legislature may modify the law so as to provide some protection for the property owner.

UPTOWN OFFICE FOR "N. Y. CLIPPER."

J. B. English has Leased for Horace S. Ely & Co. to "The New York Clipper" Space in the New Building 1404 19th Street.

MISS HOFMAYER'S AGENCY

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MISS ISABEL SHEA

Employment Agency

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627 Madison Ave., 3d Floor.

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WORK WANTED

Male.

DOMESTIC SITUATIONS WANTED

Male.

HELP WANTED

Male.

DOMESTIC SITUATIONS WANTED

Female.

HELP WANTED

Female.

VALENTINE TERRACE LIKED

Others Plan to Duplicate Building Success There.

Builders who have recently completed apartments at the Valentine Terrace property, South Yonkers, have quickly rented their apartments at from \$8.50 to \$10 a room a month. Owing to this, other builders have become interested in the property.

The office of George Howe has sold two plots to Van Ness Brothers, who intend building two apartment houses. H. J. McGrath has also bought some ground for the building of an apartment house. The premises at 1604 19th street, which was purchased by an apartment owner at a price of \$10,000, on which a three-family house is to be built, while the Cast Stone Products Company is completing a private house in a splendid location.

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Female.

HELP WANTED

Female.

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